BOOK 4408 PAGE 708

THIS INSTRUMENT PREPARED BY
VINCENT CASON
ATTORNEY AT LAW
LEBANON, TENNESSEE

Address of New Owners	Send Tax Bills	Map-Parcel Numbers
Billy J. Pope Name	Billy J. Pope Name	Map 53-16
100 Iris Avenue Street or Route	100 Iris Avenue Street or Route	Parcel 48
Old Hickory, Tennessee 37138 City State Zip	Old Hickory, Tenn. City State	

APR-68 CONV *4,061.92
APR-68 S'TAX A* 10.66
APR-68 PR'FEE A* .50
APR-68 M'PEED A* 4.50 * 15.66

FOR AND IN CONSIDERATION of the sum of Six Thousand & 00/100 ($6,000.00) Dollars, paid and to be paid as follows: That is Four Hundred Thirty-Eight & 08/100 ($438.08) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and the assumption on the part of the Grantees herein of an outstanding indebtedness due First Federal Savings and Loan Association of Lebanon, Lebanon, Tennessee, in the present amount of Four Thousand and Sixty-One & 92/100 ($4,061.92) Dollars, evidenced by a deed of trust of record in Trust Deed Book 3891, Page 828, Register's Office for Davidson County, Tennessee, and the balance of One Thousand Five Hundred ($1,500.00) Dollars being evidenced by one vendor's lien promissory note, bearing even date herewith, bearing interest at the rate of six (6%) per cent from date, said promissory note being due and payable on or before one year from date, for the security of which a vendor's lien is hereby expressly retained, we, O. S. DIXON and wife, VELMA DIXON, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto BILLY J. POPE and wife, MARY KATHERINE POPE, as tenants by the entirety, their heirs and assigns, the following described property, to-wit:

> Situate and lying in Davidson County, Tennessee, being part of Lot #20, Section II, on the Map of Life and Casualty Company Subdivision of Old Hickory, Tennessee, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof, made by George W. Watkins, Surveyor, on January 9, 1958, as follows: Beginning at an iron pin in the northwesterly corner of Old Hickory Boulevard and Iris Avenue; thence with the margin of Iris Avenue; North 41° 31' East 157 feet to a stake; thence North 50° 50' West 87 feet to a stake; thence South 39° 15' West 27.5

feet to an iron pin; thence South 50° 50' East 17 feet to an iron pin; thence South 39° 15' West 132.7 feet to an iron pin in the northeasterly margin of Old Hickory Boulevard, which is likewise known as State Highway #45; thence with the margin of the same, southeasterly 65 feet to the point of beginning. Being the same property that was conveyed to the Grantors herein by deed of Lewis A. Michel et ux, dated February 28, 1970, of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the said BILLY J. POPE and wife, MARY KATHERINE POPE, as tenants by the entirety, their heirs and assigns, in fee simple forever.

We covenant that we are lawfully seized and possessed of the within conveyed property, that we have a good and lawful right to sell, transfer and convey the same, that same is free, clear and unencumbered, except for the indebtedness herein assumed by the Grantees herein, and we will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

WITNESS our hands on this the 4th. day of April, 1970.

O S Dixon

Velma Dixon

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, , the within named Bargainors, O. S. Dixon and wife, Velma Dixon, with each of whom I am personally acquainted, and who each acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Lebanon, Tennessee, on this the 4th. day of April, 1970.

Marie H. Vaught
Notary Public

My commission expires:

8-25-71

MARIE H. VAUGHT NOTARY PUBLIC WILSON COUNTY

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IDENTIF. REFERENCE

APR 6 11 47 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FORM FOR OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, $4,061.92 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Billy J. Pope
Affiant

Subscribed and sworn to before me this the 6 day of April, 1970.

B Rumble
Notary Public or Register
Deputy Register